

**APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND
SUMMARY SHEET**

CB CAD

APPLICANT: GREEN TOWNSHIP **CODE #** 061-3172

(If Unknown Call OPWC)

DISTRICT NUMBER: 2 **COUNTY:** HAMILTON **DATE** 3/31/05

CONTACT: KEVIN CELAREK **PHONE #** (513) 574-4848 (THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

FAX: (513) 574-6260

E-MAIL kcelarek@greentwp.org

PROJECT NAME: I-74 Greenway/Marygold Ave. Riparian Corridor Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
- ☐ B. City (2)
- ☒ C. Township (3)
- ☐ D. Village(4)
- ☐ E. Conservancy District (6)
- ☐ F. Soil & Water Conservation District (7)
- ☐ G. Joint Recreational District (8)
- ☐ H. Park District/Authority (9)
- ☐ I. Nonprofit Organization (10)
- ☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☐ A. Open Space (7)
- ☒ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 22

(Choose a category from Attachment A which most closely describes your primary project emphasis.)

ESTIMATED TOTAL

PROJECT COST (from 1.1f): \$38,950.00

CLEAN OHIO CONSERVATION

FUNDING REQUESTED: (from 1.2e) \$27,265.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$ _____

Local Participation _____ %

Project Release Date: _____

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS:

(Round to Nearest Dollar)

TOTAL DOLLARS

In Kind

Dollars

(See definition in instructions.)

a.)	Acquisition Expenses:	\$ <u>35,000.00</u>	_____
	Fee Simple Purchase	\$ <u>35,000.00</u>	
	Easement Purchase	\$	
	Other Earnest Money	\$	
b.)	Planning and Implementation:	\$ <u>3,950.00</u>	_____
	Appraisal	\$ <u>250.00</u>	
	Closing Costs	\$	
	Title Search	\$	
	Environmental Assessments	\$ <u>1,600.00</u>	
	Design	\$	
	Other Eligible Costs (Survey)	\$ <u>2,100.00</u>	
c.)	Construction or Enhancement of Facilities:	\$ <u>0.00</u>	_____
d.)	Permits, Advertising, Legal:	\$ <u>0.00</u>	_____
e.)	Contingencies: (not to exceed 10% of total costs)	\$ <u>0.00</u>	_____
f.)	TOTAL ESTIMATED COSTS:	\$ <u>38,950.00</u>	

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____ .00	
b.) Applicant Contributions (Local Funds)	\$ <u>11,685.00</u>	<u>30%</u>
c.) Other Public Revenues		
Nature Works	\$_____ .00	
Land Water Conservation Fund	\$_____ .00	
Ohio Environmental Protection Agcy	\$_____ .00	
Ohio Water Development Authority	\$_____ .00	
Community Dev Block Grant	\$_____ .00	
Ohio Dept of Natural Resources	\$_____ .00	
OTHER_____	\$_____ .00	
d.) Private Contributions	\$_____ .00	_____
SUBTOTAL LOCAL RESOURCES:	\$ <u>11,685.00</u>	

e.) CLEAN OHIO CONSERVATION FUND:	\$ <u>27,265.00</u>	<u>70%</u>
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Funds from another NRAC	\$_____ .00	_____
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SUBTOTAL CLEAN OHIO RESOURCES:	\$ <u>27,265.00</u>	_____
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f.) TOTAL FINANCIAL RESOURCES:	\$ <u>38,950.00</u>	<u>100%</u>
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1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

Please list any partnership with other sources. (ie; is this part of a larger project or plan): NONE

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

☒ *Please check here if additional documentation is attached.*

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: See attached map

PROJECT COUNTY: Hamilton **PROJECT ZIP CODE:** 45247

B: PROJECT COMPONENTS: Please describe the various project components.

See Attached

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

See Attached

D: DEFINE TERMS OF EASEMENTS:

PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

See Attached

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

See Attached

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

See Attached

2.0 PROJECT INFORMATION

2.1 BRIEF PROJECT DESCRIPTION (Sections A through E)

A: SPECIFIC LOCATION

See attached graphic (**Exhibit 1 LOCATION MAP**) The parcel on Marygold Ave. (at I-74, and Haft at Johnson Rds.) is located midway between the Rybolt Rd. and North Bend Rd. interchanges on I-74 in Green Township.

PROJECT COUNTY Hamilton

PROJECT ZIP 45247

B: PROJECT COMPONENTS

The proposed project involves fee simple acquisition of a 3.4-acre forested hillside parcel that is predominately 30 percent slopes. Meeting both Open Space and Riparian Corridor requirements, this parcel is prominently visible on the South side of the I-74 viewshed. Located between two already-preserved properties, it has 850 ft. frontage on both I-74, and Haft at Johnson Rds. The soils are EcE. It is located in the Great Miami watershed.

Green Township will purchase, hold title to and manage the property in perpetuity. A purchase agreement has been signed by the owner. (**Exhibit 2 PURCHASE AGREEMENT**)

C: PROJECT EMPHASIS

The proposed 3.4-acre acquisition of undeveloped land in Dent is located in the viewshed of Interstate 74, a major highway and transportation corridor. Development in the area is accelerating, and a sanitary sewer line through part of the property was recently installed by Hamilton County.

The I-74 Greenway has been identified as a conservation project by Green Township, the Hamilton County Park District, and the Land Conservancy of Hamilton County, Ohio. (**Exhibit 4 LETTERS OF SUPPORT (2)**) All three entities have purchased parcels in the Greenway. Green Township currently holds title to 3 parcels in the Greenway, including the parcel to the East of the Marygold property. The Land Conservancy owns one parcel in the Greenway, and holds Conservation Easements protecting two properties, including the 9.5-acre Ettensohn property located S/W of the Marygold property. Green Township seeks ownership of 2 additional parcels currently owned by Hamilton County. (**Exhibit 5 I-74 GREENWAY PROPERTIES MAP**)

The scope of the I-74 Greenway project covers the entire 19-mile long interstate in Ohio, linking 5 townships and 2 municipalities in western Hamilton County. It crosses 6.5 miles through northern Green Township. (**Exhibit 6A GREEN TOWNSHIP PLAN and #6B I-74 GREENWAY PROJECT MAP**) The undeveloped lands of the Greenway are a great natural amenity that provides countless public benefits: scenic, open space, heritage, economic, ecological, recreational, and wildlife habitat. It connects three major parks: Mt. Airy Forest in Cincinnati, Mitchell Memorial Forest in Miami Township, and Miami-Whitewater Forest in Crosby Township.

The 3.4-acre Marygold parcel is prominently visible in the I-74 Greenway in Green Township. It is both a steep, forested hillside and a riparian corridor that contains the convergence of two branches of Taylor Creek. It has a total of 830 ft. of frontage along Johnson Rd. and the South side of I-74. It is located in the Great Miami watershed. It will connect two already-protected Greenway parcels and provide many environmental benefits, including protecting natural habitat in an East-West wildlife corridor. It provides a vegetated buffer that improves water quality by allowing for flood storage, nutrient absorption and groundwater recharge. It helps to regulate the flow of Taylor Creek, protecting it from erosion and flooding.

Three additional LETTERS OF SUPPORT (**Exhibit 7**) for this acquisition have been received from Monfort Heights/White Oak Community Assn., Hamilton County Soil and Water Conservation District, and The Hillside Trust.

The proposed project preserves land with a predominance of 30 percent slopes, (**Exhibit 8A TERRAIN MAP and 8B CAGIS SLOPE MAP**) as identified in the Hamilton County Regional Planning Commission's (RPC) Western Hamilton County Collaborative Plan for 2020. The WHCCP, adopted by Green Township Trustees in Feb. 2000, recommends protection of "environmentally sensitive areas (rivers, streams, aquifer, floodplain, groundwater pollution potential, steep slopes of more than 25 percent)." The WHCCP also recommends protecting stream corridors through acquisition of adjacent land.

In a countywide comprehensive plan, the Regional Planning Commission's Community COMPASS, adopted by Hamilton County Commissioners in Nov. 2003, has four major goals including "Balancing Development and the Environment." The first object within this goal is to "preserve, restore, and manage natural resources so as to enhance the unique character of the county." Further, a Greenspace Concept Plan, adopted in Nov. 2004, and included in the COMPASS 2030 Plan and Implementation Framework, identifies the I-74 corridor in western Hamilton County as an important "Greenbelt." This word is further defined as "...linking corridors of greenspace that provide a partition between land uses, mitigate noise and air pollution, and act as travel corridors for wildlife and plant life. Often they form a visual and physical relief in the landscape such as along ridge tops and along transportation routes..."

Additional information attached includes CONTOUR MAPS by USGS and CAGIS (**Exhibits 9A & 9B**); and SOIL MAPS by Hamilton County and CAGIS (**Exhibits 10A & 10B**). Seven COLOR PHOTOGRAPHS (**Exhibit 11**) of the site are also included.

D: DEFINE TERMS OF EASEMENT

Green Township will conform to the long term ownership and control requirements of the Ohio Public Works Commission. Green Township will record a conservation easement or deed restriction with the appropriate entity.

E: INFORMATION REGARDING PUBLIC ACCESS

The site is visible to the public 24 hours a day, 7 days a week year-round to enjoy its scenic beauty and benefit from the many public benefits it provides.

Because of the challenging topography and lack of parking, supervised physical access to the site by the public — such as youth or conservation groups — will be from Haft Rd. at Johnson Rd., or with permission of private property owners on Valley Ridge and Haft Rd.

2.2 OWNERSHIP / MANAGEMENT / OPERATION

Green Township has inspected this property and it is our opinion that it is a pristine natural area. As owners, we will steward the land according to established Green Township maintenance practices. The site will be preserved as a natural wooded area and will have no development or trails. Upon receiving the grant, a Phase I environmental assessment will be completed in order to establish a baseline of information. The township will have the property professionally surveyed with monument stakes placed to identify its boundaries. It will be inspected on a regular basis to assure that youths or others do not vandalize or degrade it.

Green Township has successfully completed land acquisition projects for parks and natural areas, and currently owns and stewards 5 public parks with recreational facilities, and recently purchased 4 properties for future parks. In addition, Green Township owns and operates Nathanael Greene Lodge and Senior Citizens Center, facilities that are open year-round for public use.

Green Township has purchased and maintains 3 parcels as natural areas in the I-74 Greenway. And, the township has also purchased 5 additional small parcels located throughout the township, and is in the process of restoring them as open space and natural areas to benefit all residents.

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u>2/14/05</u>	<u>10/1/05</u>
3.2 Land Acquisition/Easements	<u>2/1/05</u>	<u>7/29/05</u>
3.3 Site Improvements:	<u>/ /</u>	<u>/ /</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

- | | | |
|-----|-------------------------|------------------------------|
| 4.1 | CHIEF EXECUTIVE OFFICER | Kevin Celarek |
| | TITLE | Green Township Administrator |
| | STREET | 6303 Harrison Avenue |
| | CITY/ZIP | Cincinnati, OH 45247-7818 |
| | PHONE | (513) 574-4848 |
| | FAX | (513) 574 6260 |
| | E-MAIL | kcelarek@greentwp.org |
| 4.2 | CHIEF FINANCIAL OFFICER | Thomas J. Straus |
| | TITLE | Green Township Clerk |
| | STREET | 6303 Harrison Avenue |
| | CITY/ZIP | Cincinnati, OH 45247-7818 |
| | PHONE | (513) 574-4848 |
| | FAX | (513) 574 6260 |
| | E-MAIL | tstraus@greentwp.org |
| 4.3 | PROJECT MANAGER | Fred B. Schlimm |
| | TITLE | Director of Public Services |
| | STREET | 6303 Harrison Avenue |
| | CITY/ZIP | Cincinnati, OH 45247-7818 |
| | PHONE | (513) 574-4848 |
| | FAX | (513) 574 6260 |
| | E-MAIL | fschlimm@greentwp.org |

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 2 by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

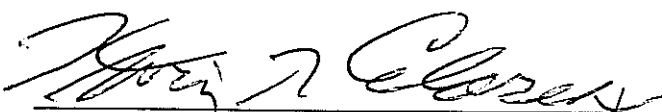
- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [X] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [X] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [X] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

KEVIN CELAREK, Green Township Administrator



Original Signature/Date Signed

March 29, 2005

ATTACHMENTS

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A A1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A A2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A A3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ___ 1. Protects habitat for rare, threatened and endangered species
- 4___ 2. Increases habitat protection
- ___ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ___ 4. Preserves high quality, viable habitat for plant and animal species
- ___ 5. Restores and preserves aquatic biological communities
- ___ 6. Preserves headwater streams
- ___ 7. Preserves or restores floodplain and streamside forest functions
- ___ 8. Preserves or restores water quality
- 2___ 9. Preserves or restores natural stream channels
- ___ 10. Preserves or restores functioning floodplains
- ___ 11. Preserves or restores wetlands
- 5___ 12. Preserves or restores streamside forests
- ___ 13. Preserves or restores other natural features that contribute to quality of life and state=s natural heritage

RIPARIAN CORRIDOR

- ___ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ___ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ___ 16. Reforestation of land
- ___ 17. Planting vegetation for filtration
- ___ 18. Incorporates aesthetically pleasing and ecologically informed design
- ___ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- 6___ 20. Acquisition of connecting corridors
- 3___ 21. Supports comprehensive open space planning
- 1___ 22. Provides multiple recreational, economic and asthetic preservation benefits
- ___ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ___ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818
(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



Board of Trustees:
Chuck Mitchell, *Chairman*
Tony Upton, *Vice Chairman*
Steve Grote, *Trustee*

Clerk:
Tom Straus

RESOLUTION #05-0328-C

**RESOLUTION AUTHORIZING APPLICATION FOR GRANT
FROM THE CLEAN OHIO CONSERVATION FUND**

BY THE BOARD:

WHEREAS, the Trustees are authorized under Section 505.26 of the Ohio Revised Code to purchase real property for public park and greenspace purposes; and

WHEREAS, the Trustees desire financial assistance under the Clean Ohio Conservation Program, administered by the Ohio Public Works Commission, in order to enable the Board to purchase real property located on Marygold Avenue and listed in Hamilton County Auditor's Book 550, Page 193, Parcel 86, which consists of approximately 2.245 acres and the property listed in Hamilton County Auditor's Book 550, Page 194, Parcel 120 consisting of 1.172 acres; and

WHEREAS, the Board has executed an agreement with the owner of said property for its purchase subject to receipt of a grant from the Clean Ohio Conservation Fund of an amount equal to 70 percent of the project costs; and

WHEREAS, the Board believes that the estimated total project costs for this purchase will be \$38,950.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Green Township, Hamilton County, Ohio, that an application for a grant from the Clean Ohio Conservation Fund shall be submitted for the I-74 Greenway/Marygold Avenue Riparian Corridor Acquisition, being the property on Marygold Avenue listed in Hamilton County Auditor's Book 550, Page 193, Parcel 86 and Hamilton County Auditor's Book 550, Page 194, Parcel 120, which has an estimated total project cost of \$38,950.00.

BE IT FURTHER RESOLVED that the Trustees agree to obligate the funds that are required to satisfactorily complete this project in order to be eligible for the Clean Ohio Conservation Program financial assistance in the amount of 70 percent of the total project costs;

BE IT FURTHER RESOLVED that the Township Administrator is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, and to enter into any agreements that may be appropriate and necessary for obtaining the financial assistance from the Clean Ohio Conservation Fund, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.

ADOPTED AT A REGULAR MEETING of the Board of Township Trustees of Green Township, Hamilton County, Ohio the 28th day of March, 2005.

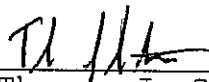
Mr. Grote Yes

Mr. Mitchell Excused

Mr. Upton Yes

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcription of a resolution adopted by the Board of Trustees in session this 28th day of March, 2005.



Thomas J. Straus
Green Township Clerk
Hamilton County, Ohio

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818
(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



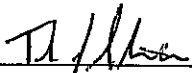
Board of Trustees:
Chuck Mitchell, *Chairman*
Tony Upton, *Vice Chairman*
Steve Grote, *Trustee*

Clerk:
Tom Straus

Clean Ohio Conservation Program
I-74 Greenway/Marygold Avenue Riparian Corridor
\$11,685.00
149.111.707

CERTIFICATE

I hereby certify that the money to meet the above obligation has been lawfully appropriated for such purposes, and is in the treasury, or in the process of collection to be credited to the proper fund and free from any previous or outstanding obligation, encumbrance or certification as required by Section 5705.41 Ohio Revised Code.



Thomas J. Straus
Green Township Clerk

Date: 3/29/05

BIGNER APPRAISAL, LLC

CERTIFIED GENERAL REAL ESTATE APPRAISER

3407 NORTH BEND ROAD * CINCINNATI, OH 45239

(513) 741-8118 * Fax (513) 661-4598

March 24, 2005

Mr. Kevin Celarek
Green Township Administrator
6303 Harrison Avenue
Cincinnati, Ohio 45247

RE: **MARYGOLD AVENUE
CINCINNATI, OHIO 45247**

Dear Mr. Celarek:

The two parcels of property captioned above and identified in the Hamilton County Auditor's Book 550, Plat 193, Parcel 86 and Book 550, Plat 194, Parcel 20 have been inspected, researched and valued pursuant to your request.

The two parcels are zoned Residence A-2 and they have a total site area of 3.417 +/- acres. The available public utilities include electric, water, and natural gas.

The site has an address on Marygold Avenue, which is considered a "paper" street. Parcel 86 has road frontage along Johnson Road at Haft Road. The actual location of the site makes ingress and egress difficult. Easements would be needed to access the site off Valley Ridge Road, which is a dedicated street, or substantial grading would be needed along Johnson Road to provide access.

New homes have recently been constructed along Johnson Road that had difficult topography, which indicates possible development of the subject site.

With consideration for recent property transfers of vacant land in the subject's market area, the subject site will have an estimated value per acre at \$15,000.

Therefore: 3.417 Acres x \$15,000 per Acre x \$15,000 per Acre = \$51,255

CALL \$51,000

ESTIMATED MARKET VALUE.....\$51,000

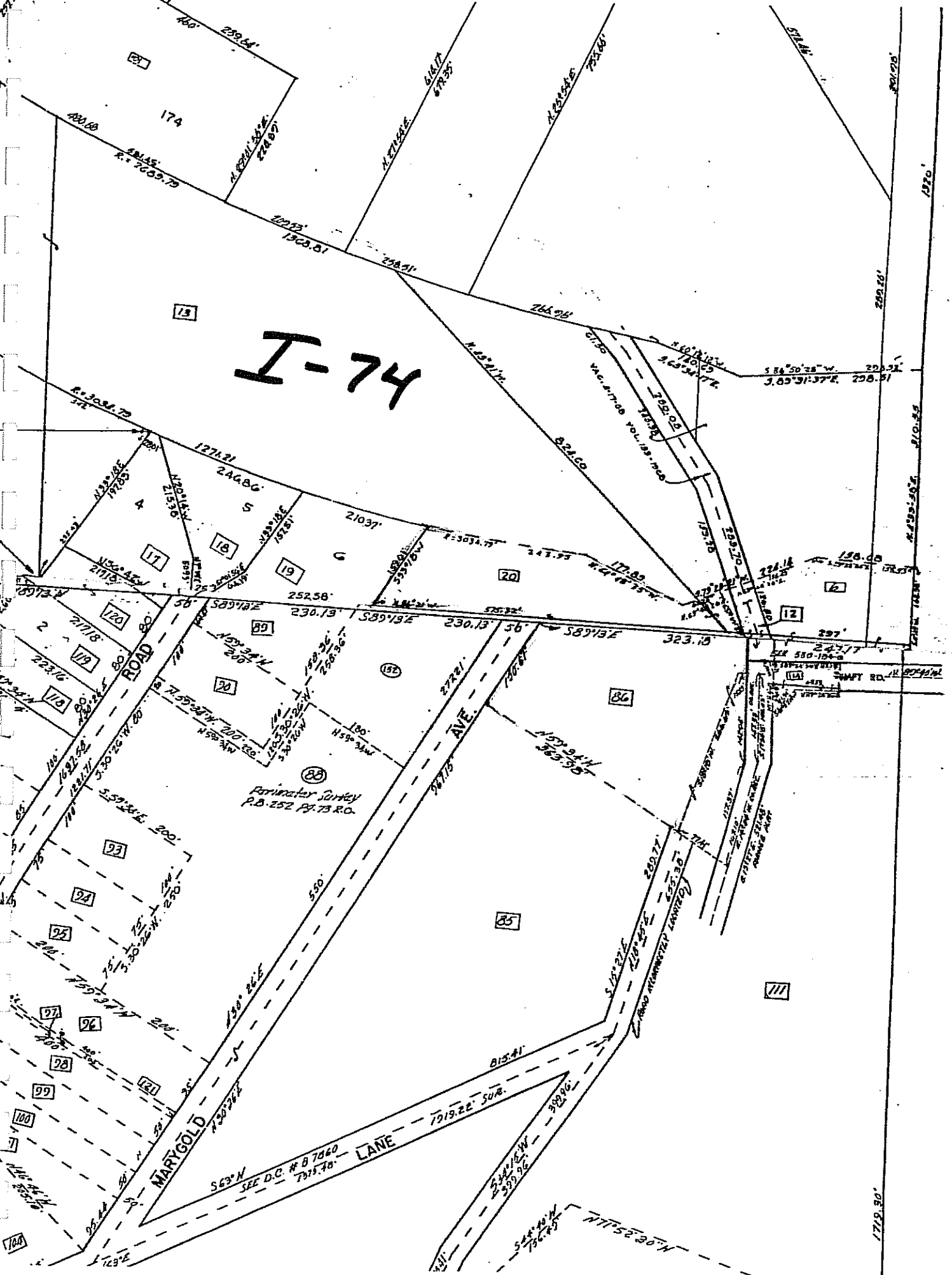
The information and research obtained for this valuation is retained in my files and it can be reviewed upon a request for additional documentation or clarification.

Respectfully submitted,



Robert J. Bigner
Certified Real Estate Appraiser

Attachments:



EXHIBITS

Marygold Parcel

Green Twp.,
Hamilton
County,
Ohio

Location
Map

March 25, 2005

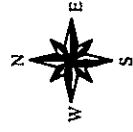
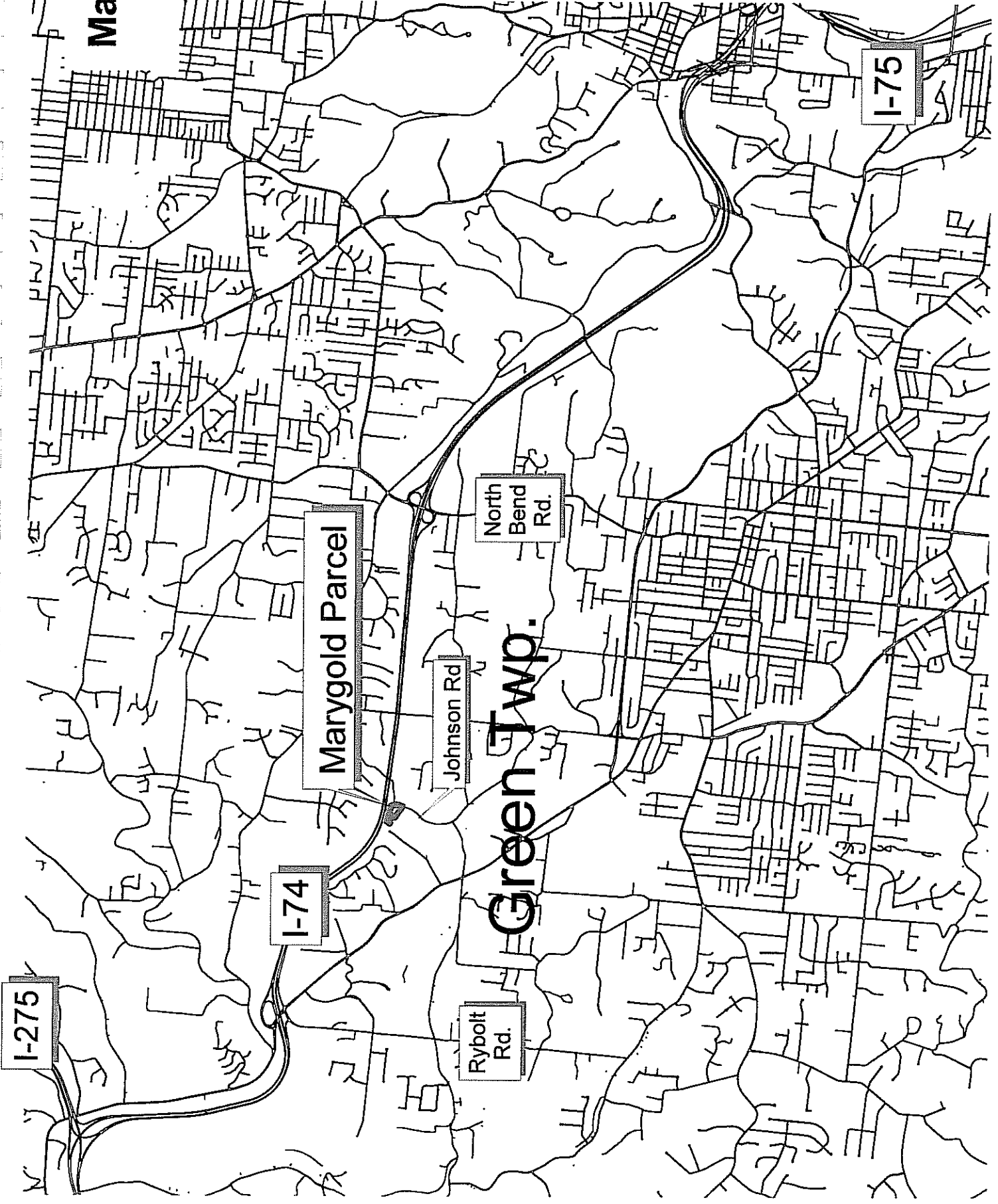


EXHIBIT 1



PURCHASE AGREEMENT

CARLO C. GELUSO, TRUSTEE (hereinafter referred to as "Seller"), and GREEN TOWNSHIP, County of Hamilton, Ohio, acting through its Board of Township Trustees (hereinafter referred to as "Purchaser"), agree as follows:

1. Recitals

A. Seller is the owner of two parcels of real property located on Marygold Avenue in Green Township, Hamilton County, Ohio and listed in Hamilton County Auditor's Book 550, Page 193, Parcel 86, which consists of approximately 2.245 acres; and Book 550, Page 194, Parcel 20, which consists of approximately 1.172 acres.

B. Purchaser desires to purchase both tracts of property, and Seller desires to sell said real property to Purchaser on the terms and conditions set forth in this Agreement.

2. Sale of Property

Seller shall sell to Purchaser and Purchaser shall purchase from Seller the real property, together with any easements, rights-of-way and appurtenances belonging or in any way appertaining thereto, upon the terms and conditions set forth herein. The sale shall further be subject to easements and restrictions of record.

3. Terms

A. The purchase price for both tracts of property shall be the sum of Thirty Five Thousand (\$35,000.00) Dollars.

to Purchaser previously, Purchaser may by written notice thereof to Seller terminate this Agreement; provided, however, that Seller shall have additional time, not to exceed thirty days from the date of receipt of the termination notice, to effect a cure of the contingencies set forth in Section Nine of this Agreement and the aforesaid survey.

7. Seller's Certification.

Seller certifies to Purchaser that, to the best of Seller's knowledge (a) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the real estate may be assessed, with no exceptions; (b) the real property is not located in an historic district; (c) the real property is not located in an Environmental Quality District; (d) no city, county or State orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed, with no exceptions; and (e) the real property is free from contamination by hazardous substances (meaning and including all hazardous or toxic substances, wastes, materials, pollutants or contaminants, other similar substances, or materials regulated by applicable state or federal environmental laws). Seller further certifies that there presently exists no defects or conditions known to Seller which would adversely affect or materially impair the fitness of the real property for the purpose of its intended use.

8. Contingencies.

This contract shall be contingent upon the following, all of which are to be completed on or before July 29, 2005;

- (a) Survey of proposed land satisfactory to Purchaser. Cost of any such survey to be borne by Purchaser.
- (b) Results of an environmental assessment that are satisfactory to Purchaser. Cost of any such assessment to be borne by Purchaser.

March
Date: ~~February~~ 17, 2005.

Seller:

Carl C. Geluso TR
CARLO C. GELUSO, TRUSTEE

Purchaser:

GREEN TOWNSHIP
HAMILTON COUNTY, OHIO

MARCH 24
Date: ~~February~~ 24, 2005.

By: Kevin J. Celarek
KEVIN CELAREK
Township Administrator

GREEN TOWNSHIP CLERK'S CERTIFICATE

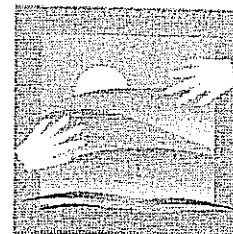
IT IS HEREBY CERTIFIED that the amount required in 2005 to meet the agreement, contract, obligation, or expenditure for the above has been lawfully appropriated or authorized or directed for such purpose and is in the Treasury or in the process of collection to the credit of the General Fund free from any obligation or certification now outstanding.

MARCH
Dated: ~~February~~ 23, 2005.

Th J Straus
Thomas J. Straus
Clerk, Green Township

THE LAND CONSERVANCY OF HAMILTON COUNTY, OHIO

5200 Race Rd., Cincinnati, OH 45247 TEL (513) 574-1849
FAX (513) 574-2981 WEBSITE www.LandConservancyHC.org



Member
LAND TRUST ALLIANCE
www.lta.org

March 24, 2005

Green Township Board of Trustees
Mr. Charles Mitchell
Mr. Anthony Upton
Mr. Steve Grote

Gentlemen,

We gratefully support your applications to the 2005 Clean Ohio Conservation Fund to purchase and protect two parcels in the I-74 Greenway, and appreciate your financial contribution in providing the local match.

The I-74 Greenway project, initiated in 2001, is our ongoing conservation effort. The 6.7-acre parcel at 3329 West For Rd., and 3.4-acre parcel at Marygold, have been identified as high priority acquisitions, important links in the existing chain of preserved properties. These two new parcels will add important forested, riparian land to the Green Township section of the Greenway.

Green Township can take credit that the first half-mile of preserved land along I-74 is located in the township, thanks largely to your recent purchases. This demonstrates that the ultimate protection of the entire Greenway is an achievable goal, with Green Township leading the way.

On behalf of the Board and members of the Land Conservancy, and all the citizens of Green Township, thank you most sincerely for your efforts in applying to the Clean Ohio Conservation Fund to protect this land.

Yours truly,

Roland Johnson
President

BOARD OF DIRECTORS

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Clare Johnson, Tres.
Roland Johnson, Pres.
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Richard Minges Sr.
Robert L. Neal, Sec.
Donald J. Patrick
Eric Russo/The Hillside Trust
Dan Taphorn/ HC Soil
& Water Conservation
Susan Ulrich

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EXHIBIT 4

Land conservation protects our natural heritage and benefits our quality of life



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10245 Winton Road • Cincinnati, Ohio 45231
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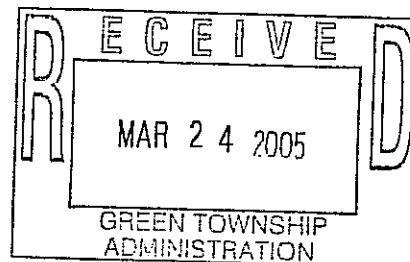
Board of Park Commissioners:

NANCY R. HAMANT • ROBERT A. GOERING • JAMES E. BUSHMAN

Director JACK SUTTON

March 22, 2005

Mr. Kevin Celarek
Administrator
Green Township
6303 Harrison Avenue
Cincinnati, OH 45247-6498



RE: 2005 Clean Ohio Conservation Program Applications

Dear Kevin:

I am writing to express support by the Hamilton County Park District for Green Township's application for 2005 Clean Ohio Conservation Program funds. I understand you are partnering in the application with The Land Conservancy of Hamilton County, and the parcels you are proposing to purchase are the Collins tract located at 3329 West Fork Road and the Geluso – Marygold tract at I-275.

The parcels that Green Township proposes to purchase are within the I-74 corridor, an area that has been identified by the Park District as a high priority area for preservation of greenspace. The views of the forested hillsides within the corridor are a unique natural feature enjoyed by the citizens of Hamilton County and visitors to this region. The Hamilton County Park District supports your proposed partnership to protect greenspace within the I-74 corridor.

Sincerely,

HAMILTON COUNTY PARK DISTRICT


Ross Hamre
Planning Director

RH/s

cc: Mr. Jack Sutton, Director, HCPD

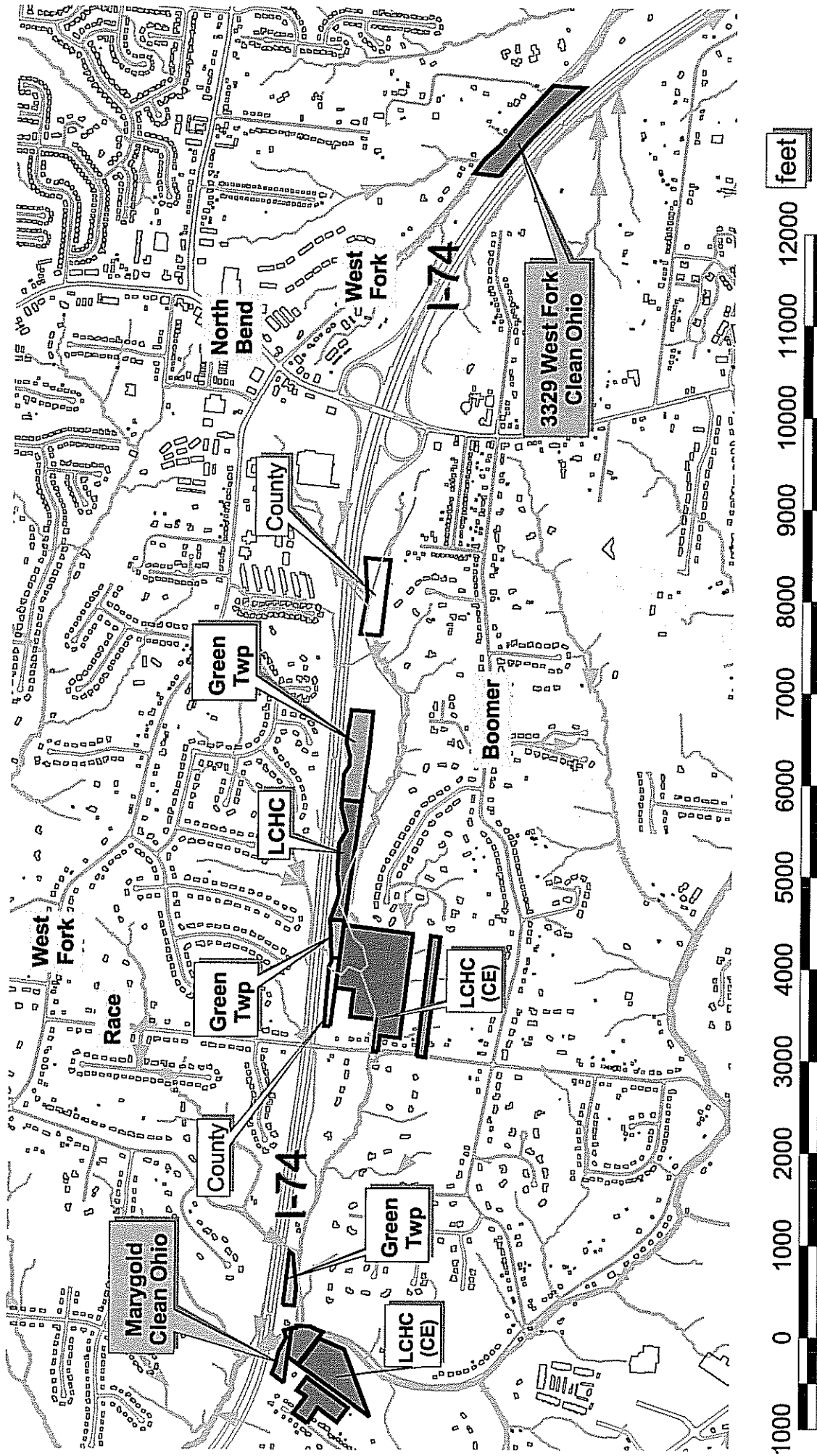
MISSION STATEMENT

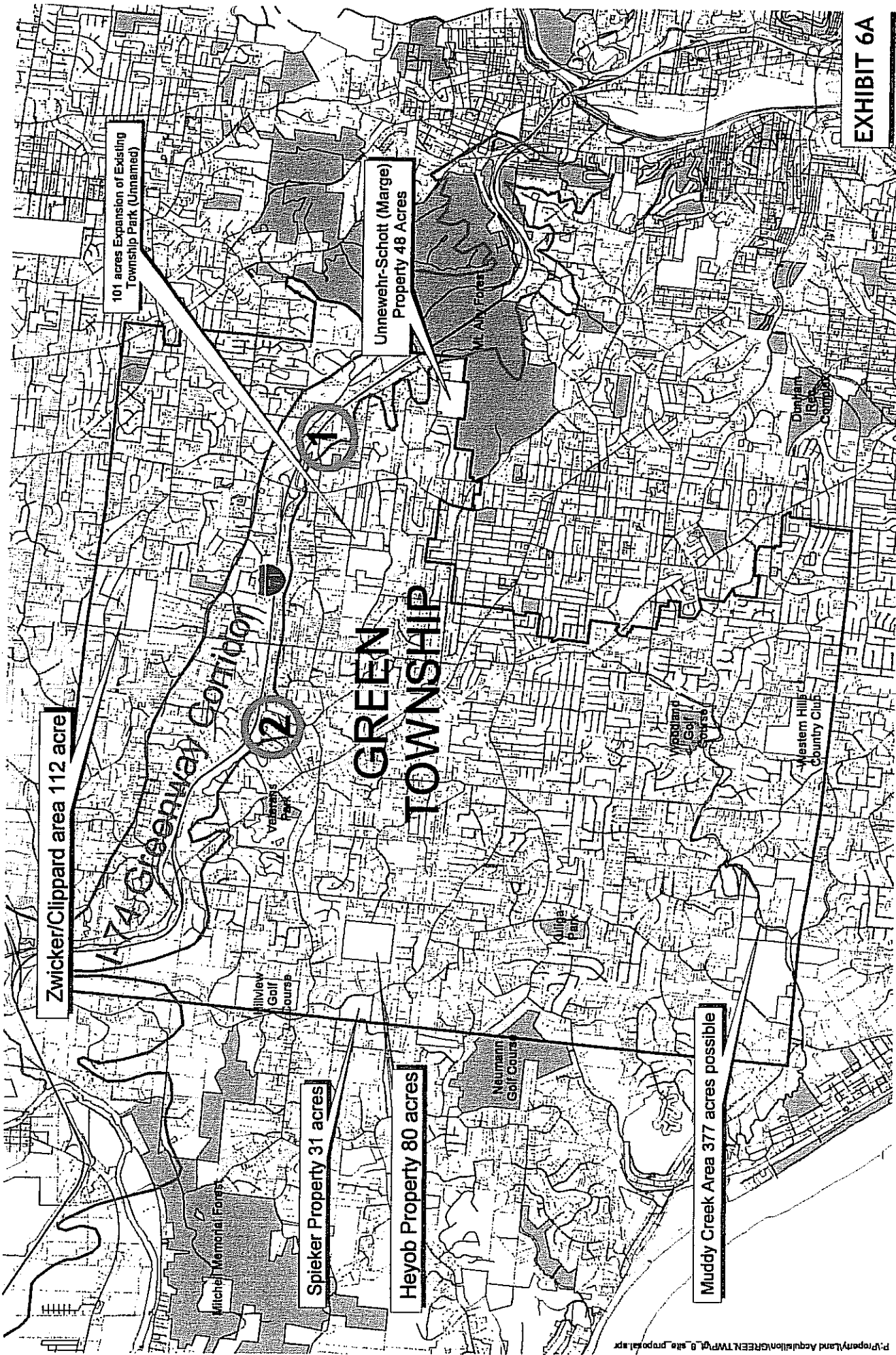
"To preserve and protect natural resources and to provide outdoor recreation and education in order to enhance the quality of life for present and future generations."

EXHIBIT 4

I-74 Scenic Greenway

Proposed Clean Ohio Fund applications April 1, 2005:
Marygold and 3329 West Fork Rd., Green Twp.





- 1: West Fork Parcel
2: Marygold Parcel

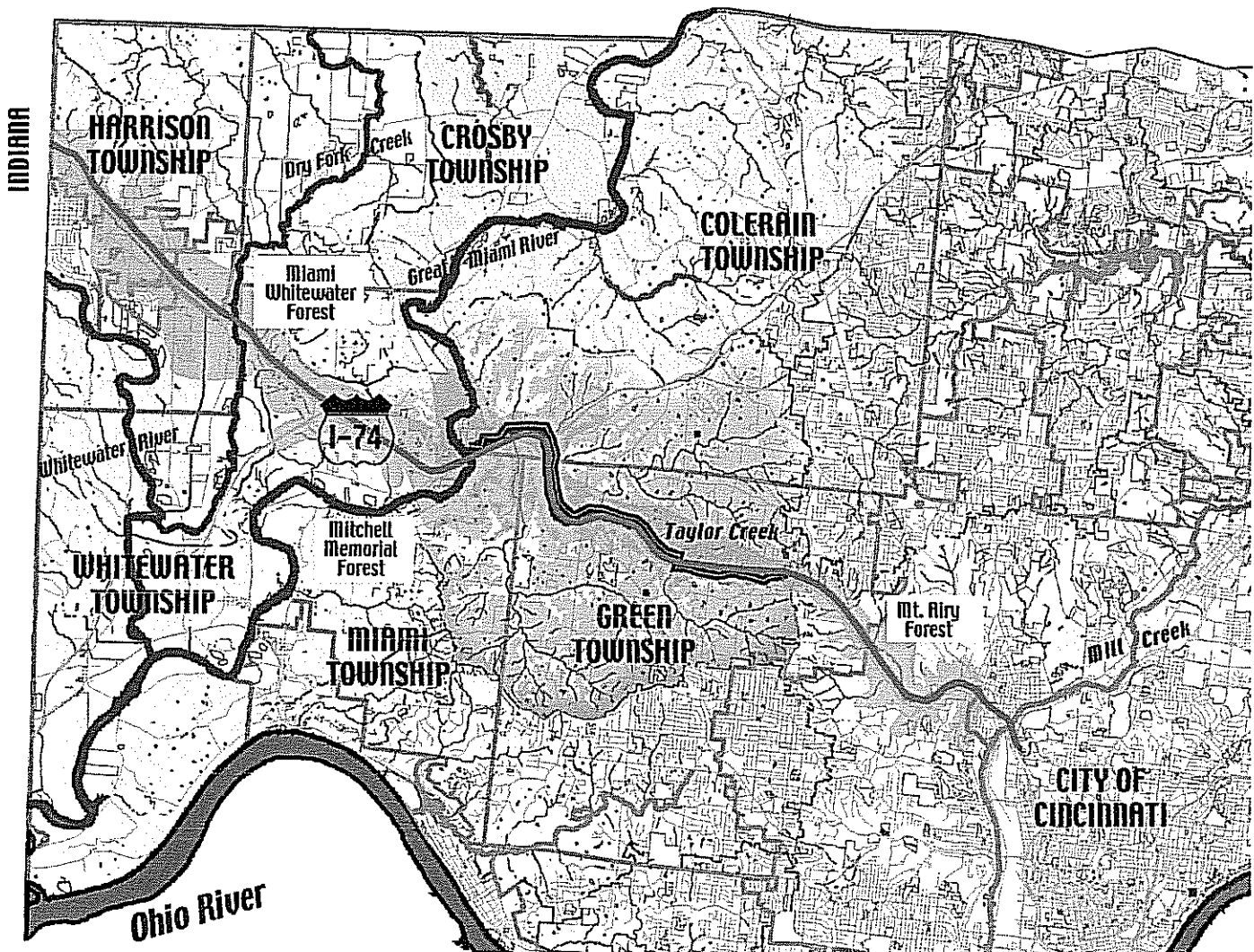
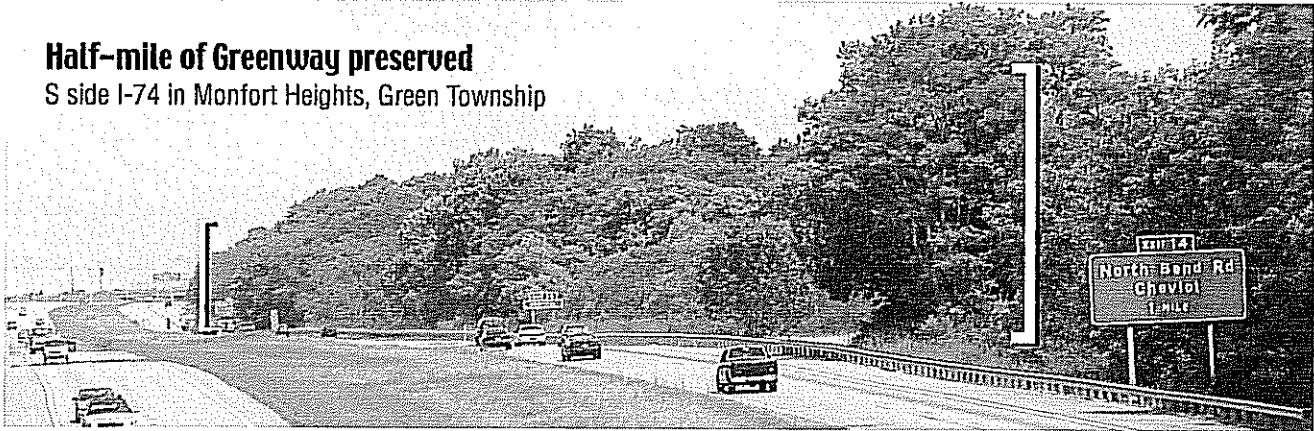
GREEN TOWNSHIP PLAN

THE I-74 GREENWAY PROJECT

in western Hamilton County, Ohio

Half-mile of Greenway preserved

S side I-74 in Monfort Heights, Green Township



MAP OF WATERSHEDS
of western Hamilton County, Ohio

Interstate 74: RED line through
I-74 Greenway (light GREEN)

THE LAND CONSERVANCY
OF HAMILTON COUNTY, OHIO

513.574.1849 www.LandConservancyHC.org

EXHIBIT 6(B)



Monfort Heights • White Oak Community Association

P.O. Box 11342 • Cincinnati, Ohio 45211

March 21, 2005

Messrs. Grote, Mitchell and Upton
Green Township Trustees
Green Township Administrative Complex
6303 Harrison Avenue
Cincinnati, Ohio 45247

Re: Clean Ohio Conservation Fund Grant Application

Gentlemen:

We understand that Green Township is applying for grant funds to assist in the proposed Purchase, for conservation purposes, of two parcels of land located in the I-74 corridor near North Bend Road. One parcel of 6.7 acres is a wooded hillside with 1300 feet of frontage along West Fork Road and I-74, and includes the headwaters of West Fork Creek. The other parcel, with 3.4 acres, is a wooded hillside with frontage on Haft and Johnson Roads, and includes the convergence of two branches of Taylor Creek.

One of these parcels is located near the North Bend Road/I-74 interchange which our Association worked to beautify nearly a decade ago and has maintained since then with plantings of trees, shrubs, flowers and grasses, and routine summer grass mowing. We strongly support Green Township's proposal to acquire the additional parcels of land along I-74 and preserve them for the future as conservation property. The parcels would provide an important addition to the nearly half-mile length of lands along this scenic corridor that already are protected against development through conservation easements or public ownership. Accomplishing this will help protect these fragile riparian areas against further contamination, provide for natural absorption and recharge of groundwater, and help protect the steep hillsides against erosion. The acquisition also would preserve the natural wildlife corridor that exists along this area. Beyond these environmental considerations, preserving these wooded parcels will help preserve the sources of clean air that these forests provide along a heavily traveled interstate highway, offsetting to some extent the air and noise pollution from the traffic.

In addition to all these considerations, preserving these parcels as "forever green" against the growing pressures of development will maintain the natural beauty of this scenic corridor for all the persons who travel this corridor, including the residents of Green Township who use this entrance to our community.

Our Association appreciates and supports your efforts to find the means to acquire these parcels, and strongly supports the Township's application for Clean Ohio Conservation Funds grant monies to assist in their acquisition.

Sincerely,

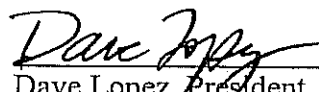

Dave Lopez, President

EXHIBIT 7

March 18, 2005



Mr. Chuck Mitchell, Township Trustee
Mr. Anthony Upton, Township Trustee
Mr. Stephen Grote, Township Trustee
Green Township Administration Bldg.
6303 Harrison Ave.
Cincinnati, OH 45248

soil and water
CONSERVATION
DISTRICT

Gentlemen,

On behalf of the Hamilton County Soil & Water Conservation District, I am writing to enthusiastically support Green Township's plans to acquire two new parcels to augment the I-74 Scenic Greenway Plan. This seems like an ideal project for the Clean Ohio Fund.

I have reviewed both parcels and I was pleased to see that Parcel #1 will assist in protecting the headwaters of West Fork Creek. The 30% slope and Eden soils of this parcel make this a very fragile area. By protecting the riparian corridor and the hillside, this plan will not only benefit water quality in the Mill Creek Watershed, but also maintain the unique view shed.

Parcel #2 has the same slope and soils characteristics and will greatly benefit the Great Miami Watershed as well as the I-74 view shed. You are all to be commended for having the foresight to preserve these irreplaceable natural areas. The collaboration on this Greenway project between Green Township, the Hamilton County Park District and the Land Conservancy of Hamilton County is inspiring. This is a great example of how government and community organizations should cooperate to retain the character of their community.

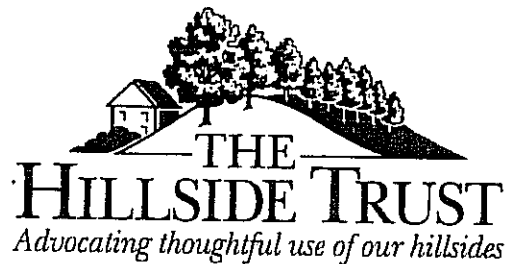
Hamilton County Soil & Water Conservation District will be happy to join your partnership by supplying any technical expertise you need. Please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, which appears to read "Holly Utrata-Halcomb". The signature is fluid and cursive, written over the printed name.

Holly Utrata-Halcomb
Administrator

29 Triangle Park Drive
Suite 2901
Cincinnati, Ohio
45246 3411



March 23, 2005

Green Township Trustees
Green Township Administration Building
6303 Harrison Ave
Cincinnati, OH 45247

Dear Township Trustees:

I am submitting this letter in strong support of your multiple applications to the Natural Resource Advisory Council's (NRAC) Clean Ohio Fund, seeking financial assistance for the acquisition of two separate parcels of hillside land along I-74.

Both parcels are located within important riparian corridors, the permanent preservation of which would help protect natural stream channels, functioning floodplains, natural habitat, streamside forests and, in the case of the 3329 West Fork Road parcel, a headwater stream of the Mill Creek. In addition to their steep slopes, both properties figure prominently within the magnificent I-74 Scenic Greenway of western Hamilton County.

As you know, this greenway corridor is beginning to receive long-overdue attention. Green Township, Hamilton County Parks, and the Land Conservancy of Hamilton County have identified the corridor as a conservation project and have begun acquiring property within it. In 1990, The Hillside Trust recognized the visual and ecological sensitivity of both subject parcels, along with their susceptibility to future development. Understandably, The Hillside Trust is very pleased with the progress now being made to permanently protect the I-74 Greenway, and it wholeheartedly endorses Green Township's current efforts to preserve another 10+ acres of critical hillside lands within this corridor. Thank you.

Sincerely,

Eric Russo
Executive Director

EXHIBIT 7



**Terrain Map
Marygold Parcel**

March 25, 2005

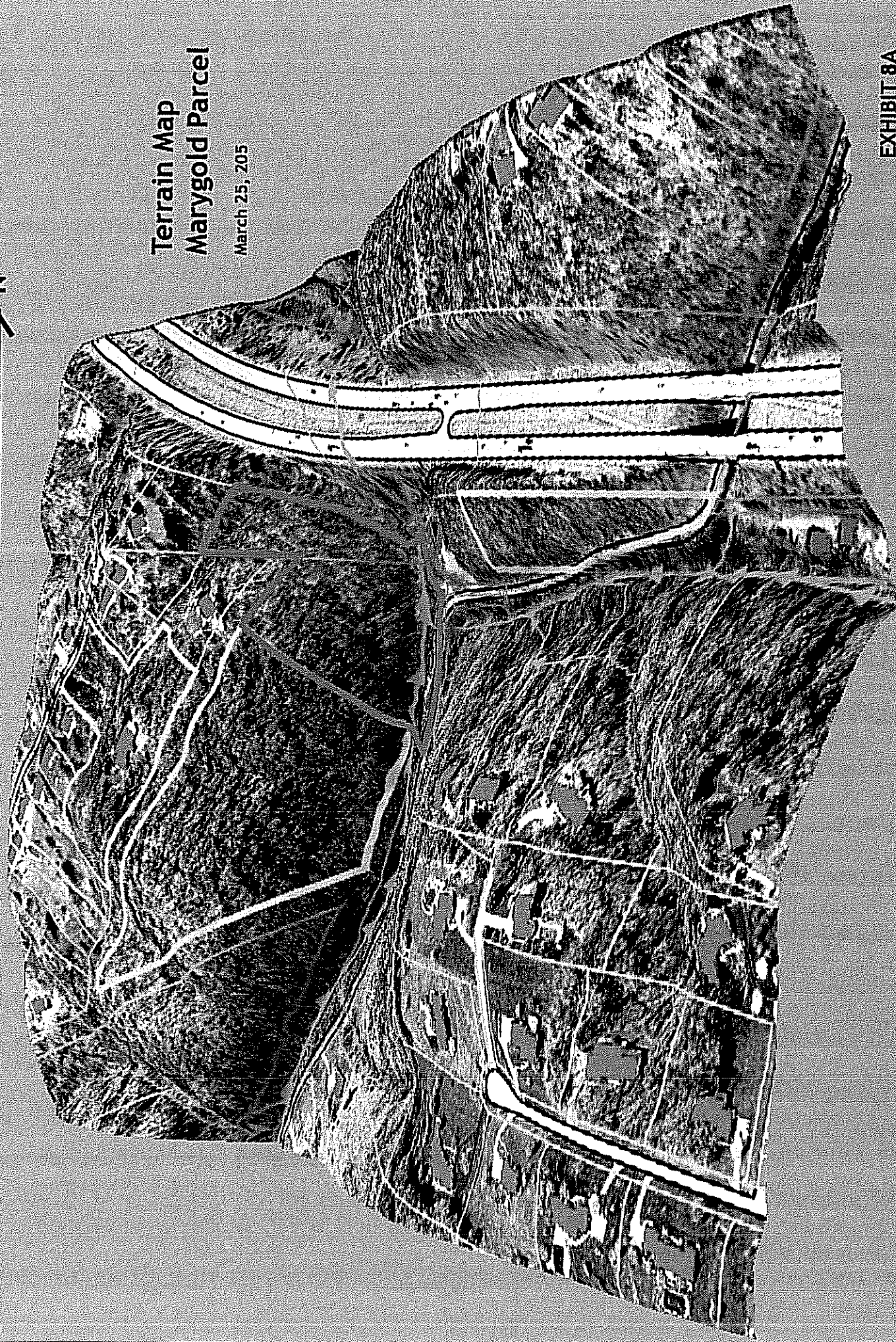


EXHIBIT 8A

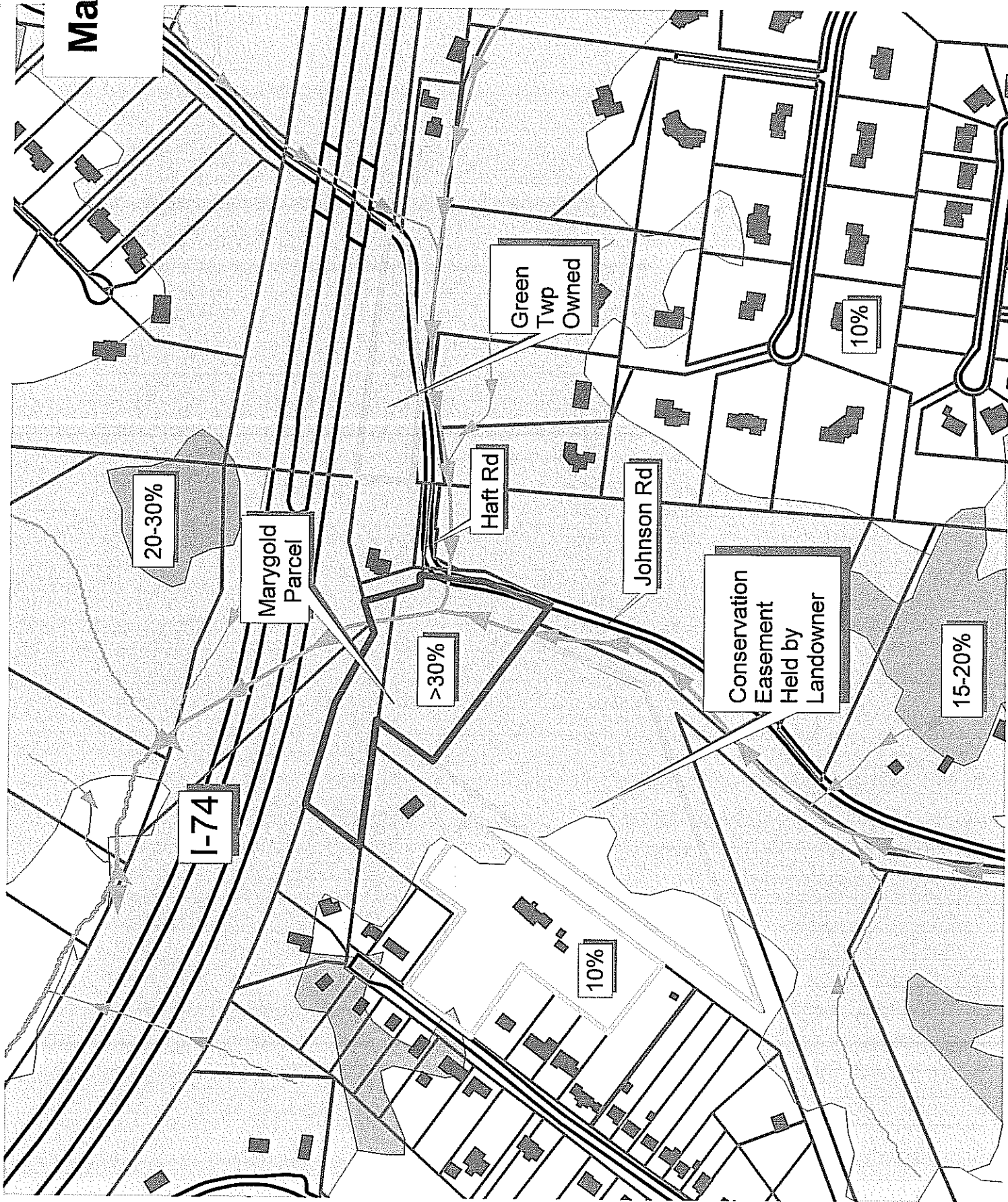
Marygold Parcel

Slope
Map



March 25, 2005

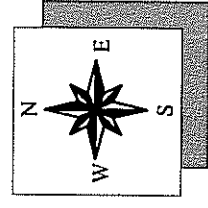
EXHIBIT 8B



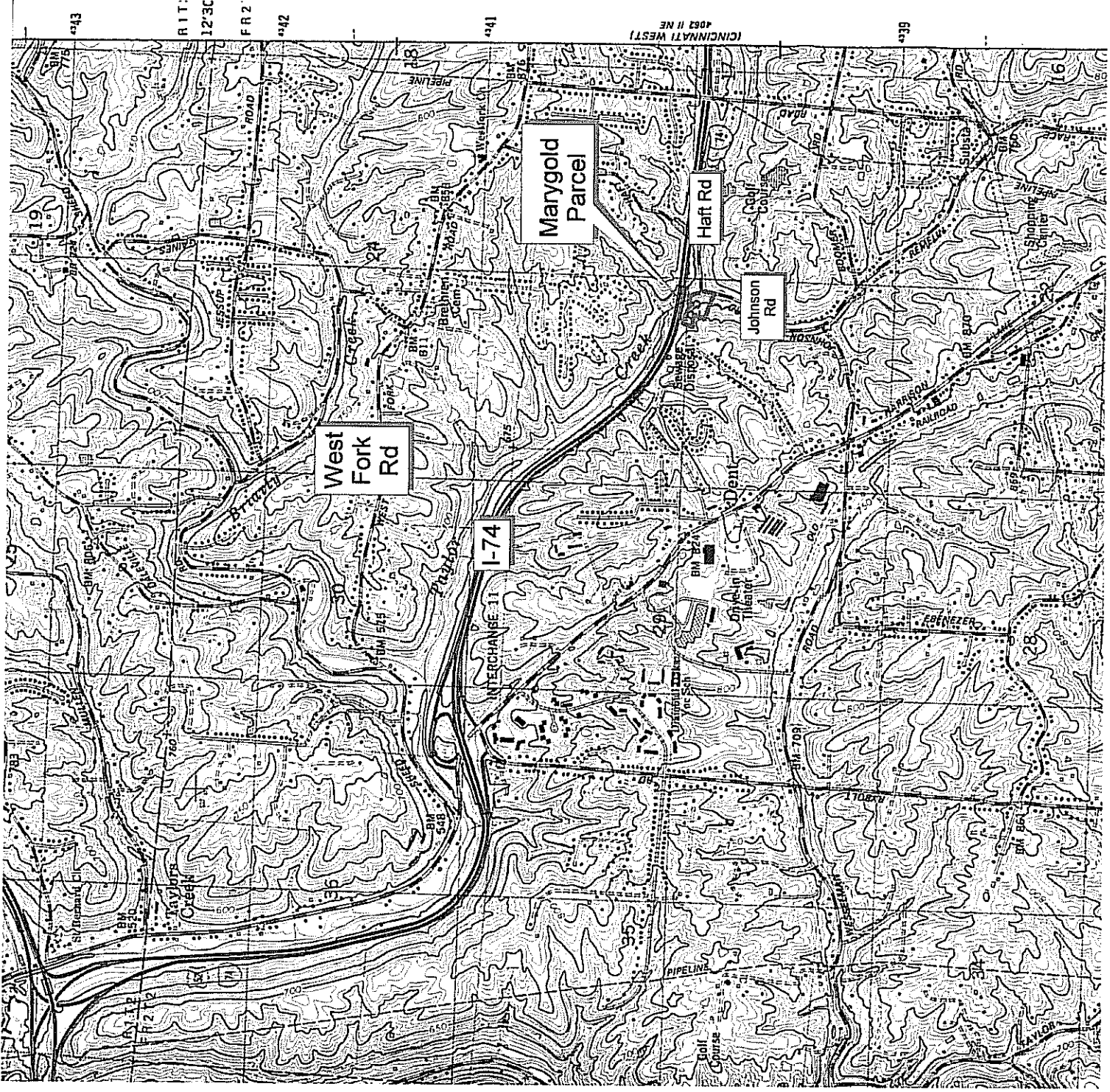
Marygold Parcel

USGS Map

Addyston
Ohio-Ky.
Quadrangle

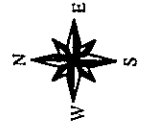


March 25, 2005
EXHIBIT 9A



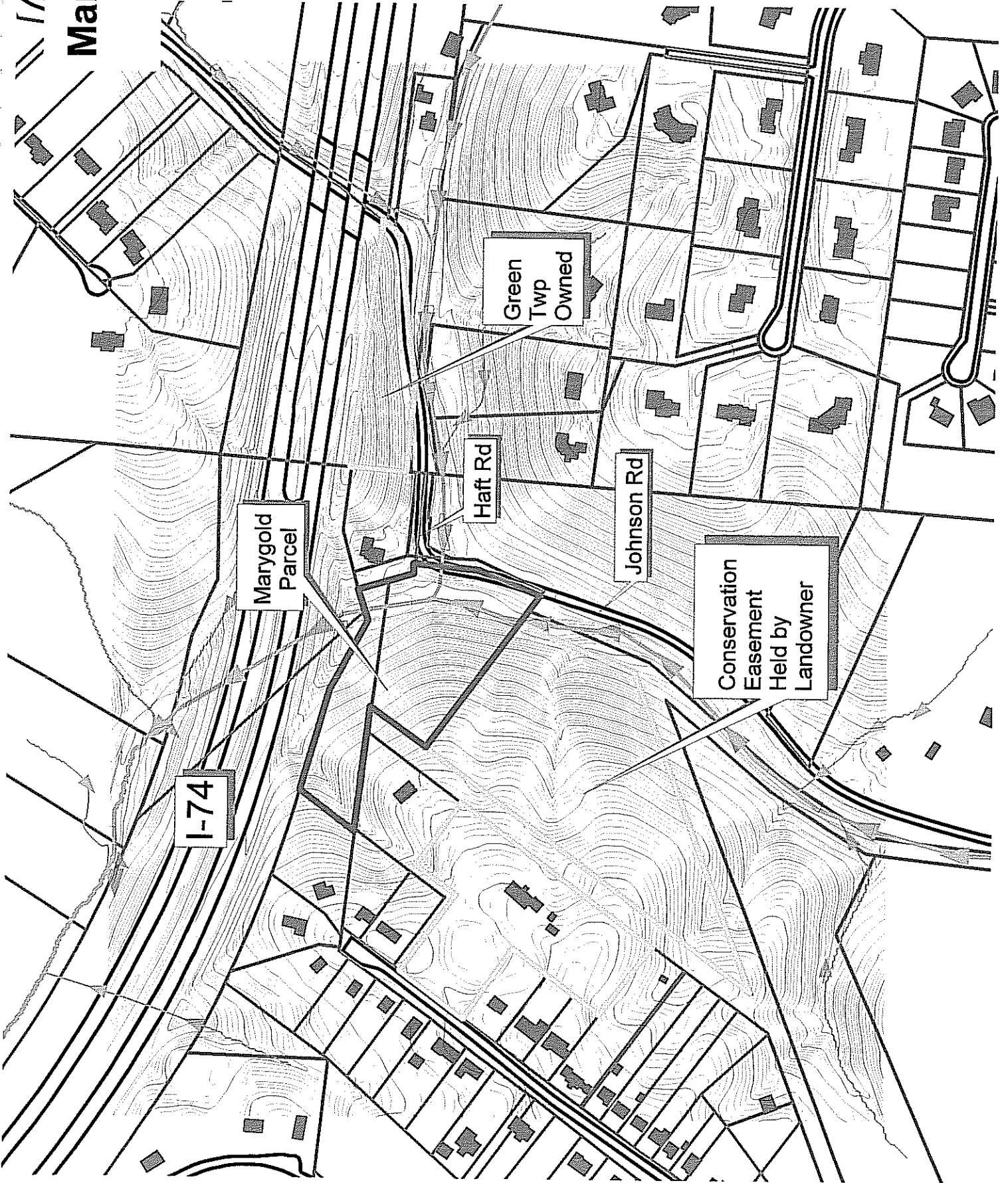
Marygold Parcel

2'
Contours



March 25, 2005

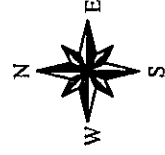
EXHIBIT 9B



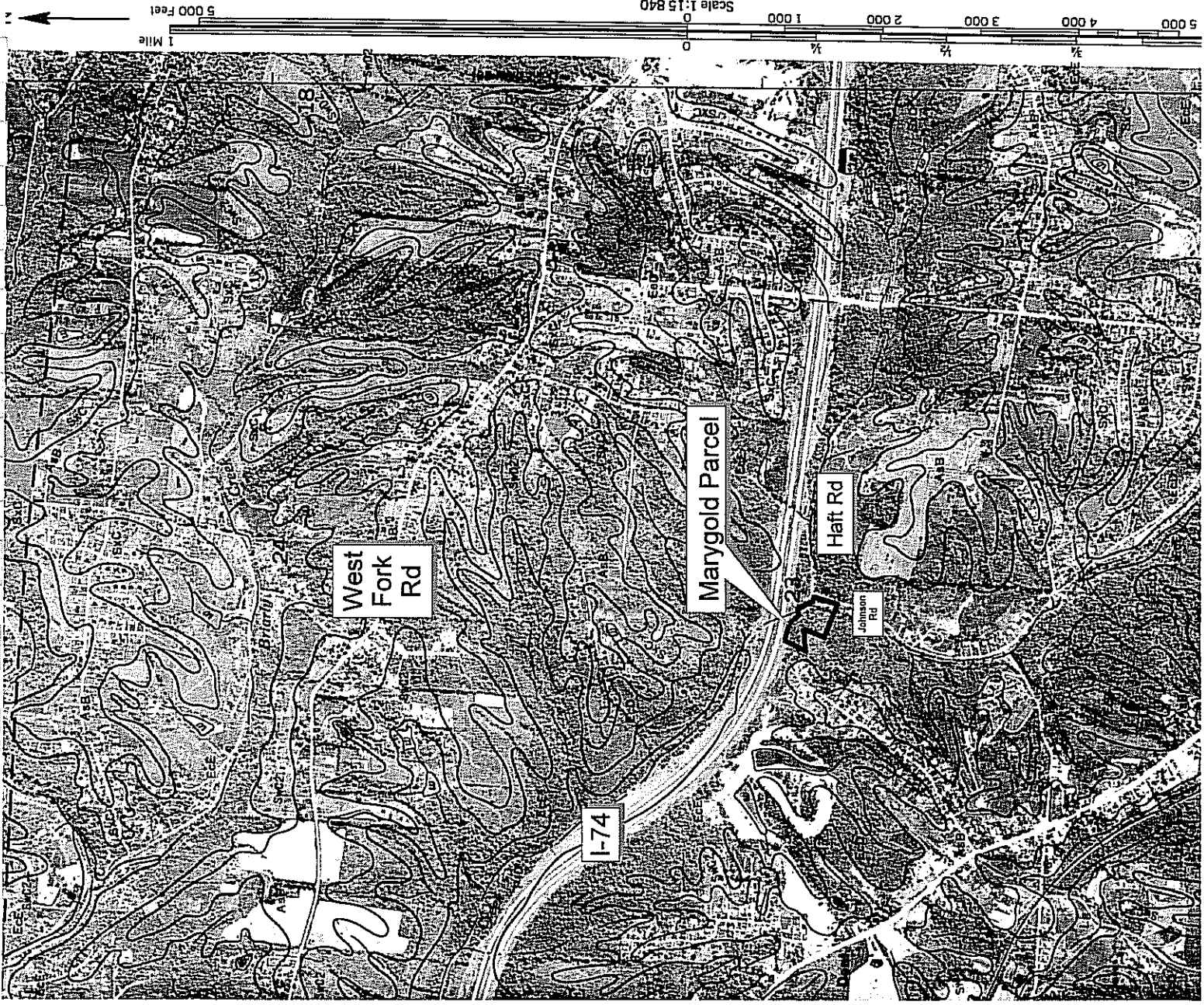
Marygold Parcel

Soils Map

Sheet 27
Soil Survey
Hamilton County
Ohio



March 25, 2005
EXHIBIT 10A



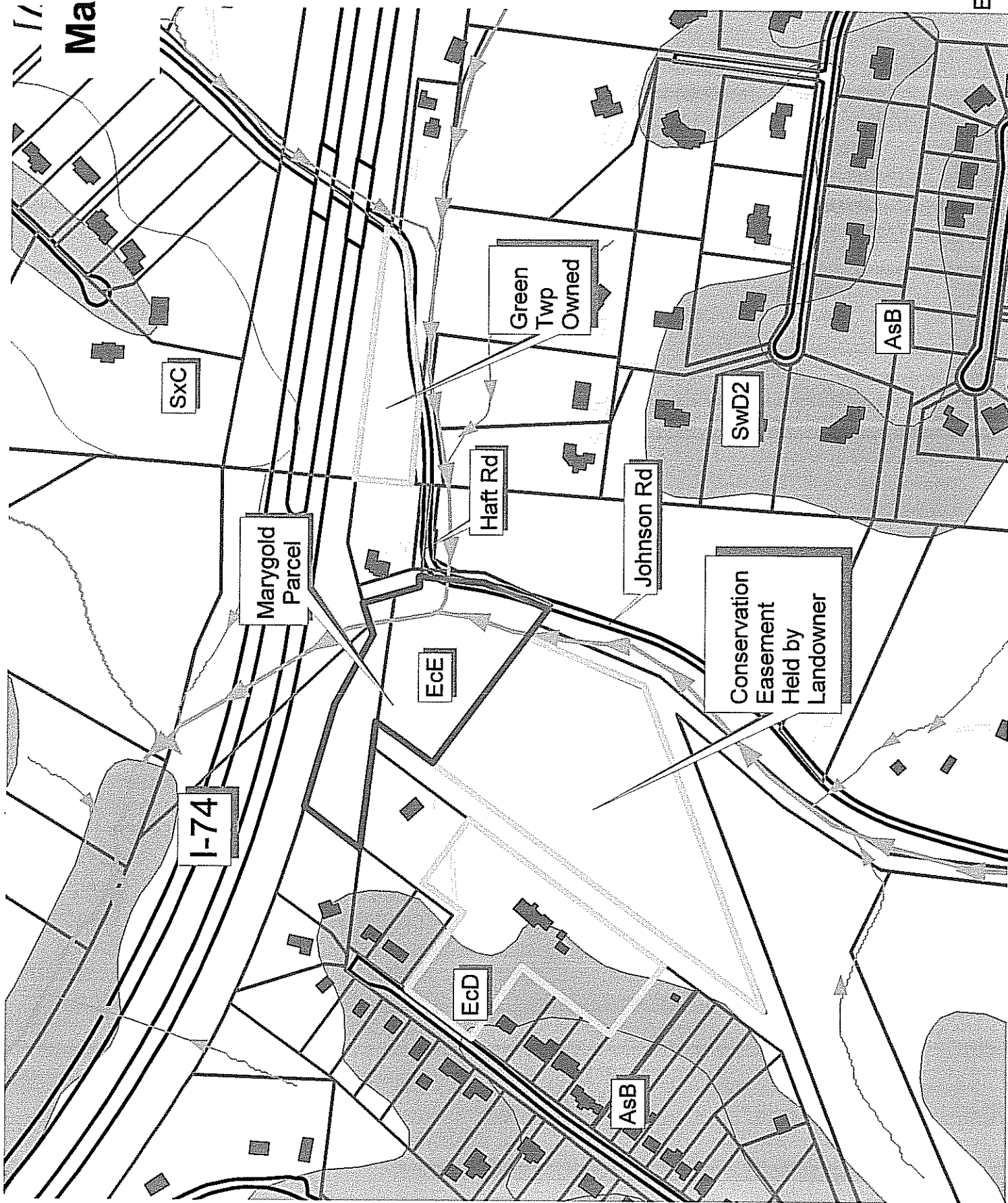
Marygold Parcel

Soil Map



March 25, 2005

EXHIBIT 10B



MARYGOLD PARCEL



1. Taylor Creek riparian corridor at convergence of streams, viewing SW



2. Viewing SE along I-74 at Marygold north boundary

3. Location of Marygold parcel along I-74 Scenic Greenway



4. Viewing W along I-74 Scenic Greenway

MARYGOLD PARCEL

5. View to NE showing I-74 from Marygold parcel. Clearing lies along sewer trunk line



6. Taylor Creek riparian corridor viewing SW

7. Taylor Creek riparian corridor viewing NW. I-74 ridge on right





THE OHIO PUBLIC WORKS COMMISSION

65 East State Street, Suite 312, Columbus, Ohio 43215-4213

COMMISSIONERS

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James F. Mears

John L. Frola, Jr
Blair A. Hillyer
Todd Kelchner
William N. Morgan
James W. Sumner
Joseph B. Williams

DIRECTOR

W. Laurence Bicking

06/10/2005

Keven Celarek
Administrator
Green Township
6303 Harrison Avenue,
Cincinnati, OH 45247-

Subdivision Code: 061-31752

Dear Mr. Celarek,

Your request for financial assistance from the Ohio Public Works Commission has been approved for the project entitled **I-74 Greenway/Marygold Avenue Riparian Corridor Acquisition** in the amount of \$ 27,265. This Grant has been assigned project number **CBCAD**. Please use this number when calling or writing our office.

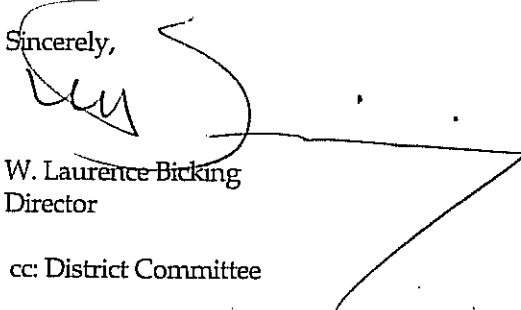
The enclosed Project Agreement defines Green Township's responsibilities in accepting this financial assistance. Please review it carefully to ensure that the project has been accurately described and defined throughout the agreement's appendices. If any errors are found, or if any information needs to be updated, please contact us immediately.

Please execute the Project Agreement by signing both copies. **You must return one fully executed copy to the Commission within forty-five (45) days**, and retain the other for your files. This project may not proceed with acquisition, construction or purchase of materials, **until you have completed the following:** 1) returned one executed copy of the agreement to OPWC, 2) prepared and sent to OPWC a "Request to Proceed" 3) received approval from OPWC on your "Request to Proceed"

The Project Manager and Chief Financial Officer named in the agreement will each receive a separate mailing that explains their respective duties regarding project implementation. The Project Manager has also received a reference copy of the enclosed Project Agreement for their records. All of our project management related documents for the Clean Ohio Program are located at our Web page at www.pwc.state.oh.us. Once there, click on the link titled "Clean Ohio Program".

If you have any questions about any aspect of the program, please do not hesitate to call your Program Representative, Michael Miller, at 614/752-9343.

Sincerely,


W. Laurence Bicking
Director

cc: District Committee

614-466-0880

www.pwc.state.oh.us